159.0	0005	0020.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,600 / 649,600
					USE VALUE:	649,600 / 649,600
					ASSESSED:	649,600 / 649,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULLEN THOMAS E &
Owner 2:	MORRISON LYDIA A
Owner 3:	
Street 1:	78 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SADLO PETER -
Owner 2:	-
Street 1:	80 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	261,100		388,500	649,600
Total Card	0.103	261,100		388,500	649,600
Total Parcel	0.103	261,100		388,500	649,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.63 | /Parcel: 453.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	105745
GIS Ref	
GIS Ref	
Insp Date	06/30/18

!12416!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0020.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,100	0	4,500.	388,500	649,600	649,600	Year End Roll	12/18/2019
2019	101	FV	213,400	0	4,500.	388,500	601,900	601,900	Year End Roll	1/3/2019
2018	101	FV	210,500	0	4,500.	327,500	538,000	538,000	Year End Roll	12/20/2017
2017	101	FV	210,500	0	4,500.	299,700	510,200	510,200	Year End Roll	1/3/2017
2016	101	FV	196,800	0	4,500.	255,300	452,100	452,100	Year End	1/4/2016
2015	101	FV	184,500	0	4,500.	222,000	406,500	406,500	Year End Roll	12/11/2014
2014	101	FV	184,500	0	4,500.	205,400	389,900	389,900	Year End Roll	12/16/2013
2013	101	FV	184,500	0	4,500.	195,400	379,900	379,900		12/13/2012

PRINT

Date	Time
12/11/20	02:30:26

LAST REV

Date	Time
02/20/20	14:43:37
mmcmakin	
12416	

USER DEFINED

Prior Id # 1:	105745
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SADLO PETER,	65359-503		5/13/2015		630,000	No	No		
O NEIL JOAN MAR	56819-185		5/4/2011	Estate/Div	255,000	No	No		
	12677-89		8/1/1974			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2011	932	Dormers	18,000					FRONT FACING DORME
5/25/2011	494	Demoliti	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Meas/Inspect	HS	Hanne S
5/9/2016	Sales Review	PT	Paul T
7/3/2012	Measured	JBS	JOHN S
12/2/2008	Measured	345	PATRIOT
2/23/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	388,499	Spl Credit		Total:	388,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	138.228
Other Features:	93503
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320757
Depreciation:	59661
Depreciated Total:	261096

COMMENTS

OF=BMT SINK. 12 FT SHED DORMER REAR.
Prop location changed from 78-->76 Waverly at owner request via engineering.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

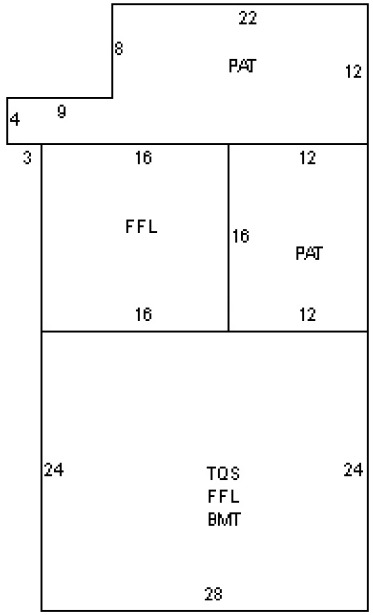
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.23
Special Features:	0	Val/Su Net:	100.58
Final Total:	261100	Val/Su SzAd	182.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	138.230	128,275
BMT	Basement	672	41.470	27,867
TQS	3/4 Story	504	138.230	69,667
PAT	Patio	492	2.940	1,445

Net Sketched Area:	2,596			Total:	227,254
Size Ad	1432	Gross Are	2764	FinArea	1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

159.0-0005-0020.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	